

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: August 24, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "4170 Alabama Street Condominiums"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "4170 Alabama Street Condominiums". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for September 4, 2007.

NOTICE of Pending Final Map Approval

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "4170 Alabama Street Condominiums" (T.M. No. 78500 PTS No. 95895) located on the west side of Alabama Street between Howard Avenue and Polk Avenue in the Greater North Park Community Plan area in Council District 3, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Annie Hoppe at (619) 446-5290.

cc: W.O. 426049 PTS 95895

MAP NO.

SHEET 1 OF 2 SHEETS

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND DESCRIBED WITHIN THE SUBDIVISION KNOWN AS 4170 ALABAMA STREET CONDOMINIUMS AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

4170 ALABAMA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER

NAME AND TITLE

ANDREW W. PATTERSON, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY AS OWNER

NAME AND TITLE

EAST-WEST BANK, A CALIFORNIA BANKING CORPORATION AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, RECORDED NOVEMBER 18, 2003 AS INSTRUMENT NO. 2003-0990763 OF OFFICIAL RECORDS.

BY: _____ DATE _____ BY: _____ DATE _____

PRINT NAME AND TITLE PRINT NAME AND TITLE

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON _____ OF _____, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME, OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

PRINT NAME _____

COMMISSION NUMBER _____

MY COMMISSION EXPIRES ON _____

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON _____ OF _____, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME, OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

PRINT NAME _____

COMMISSION NUMBER _____

MY COMMISSION EXPIRES ON _____

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY.

SIGNATURE COMMISSION STATEMENT

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER RIGHT-OF-WAY OF ALABAMA STREET, AND UNNAMED ALLEY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, SINCE THEIR INTEREST IS SUCH THAT IT CAN NOT BE OPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

4170 ALABAMA STREET CONDOMINIUMS**CONSOLIDATION AND SUBDIVISION OF :**

LOTS 41 AND 42 IN BLOCK 144 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY C.A. DYEMECOURT, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN BOOK 8, PAGE 36, ET SEQ. OF LIS PENDENS.

TOGETHER WITH A PORTION OF ALABAMA STREET AND A PORTION OF THE UNNAMED ALLEY AS DEDICATED TO PUBLIC USE.

SUBDIVISION GUARANTEE FURNISHED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 2221850.

CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1330 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING COMMISSION RESOLUTION NO. 3766-PC DATED MAY 28, 2005 APPROVES TEN (10) RESIDENTIAL CONDOMINIUM UNITS.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON _____ OF _____, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME, OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

PRINT NAME _____

COMMISSION NUMBER _____

MY COMMISSION EXPIRES ON _____

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY.

CITY CLERK'S STATEMENT

I, ELIZABETH MALAND CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP AS SHOWN ON FILE IN THE OFFICE OF SAID CITY CLERK.

I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____ AND THAT THE LEGAL APPEAL PERIOD HAD EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS I HEREBY EXECUTE AND ATTEST BY SEAL

THIS _____ DAY OF _____, 2008

NAME: ELIZABETH MALAND
TITLE: CITY CLERK

BY: _____ DATE _____
DEPUTY

SURVEYOR'S STATEMENT

I, RICHARD J. TANNER, A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA HEREBY STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION IN NOVEMBER 2005, AND THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS FOUND, TOGETHER WITH THOSE SET, ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON. ALL SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET 2).

BY: _____

RICHARD J. TANNER, L.S. 5517
EXPIRATION: 9/30/08

DATE: _____

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND WITH ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HOSSEN RUAH, CITY ENGINEER

BY: _____
LEROY C. HENNES, DEPUTY
L.S. 4804
DATE: _____

CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISOR'S, OF SAN DIEGO COUNTY, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA) REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

NAME: _____
TITLE: _____
BY: _____ DEPUTY DATE: _____

COUNTY RECORDER'S STATEMENT

FILE NO. _____

I, GREGORY J. SMITH, RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF RICHARD J. TANNER THIS _____ DAY OF _____, 2008 AT _____ O'CLOCK _____ M.

GREGORY J. SMITH
COUNTY RECORDER

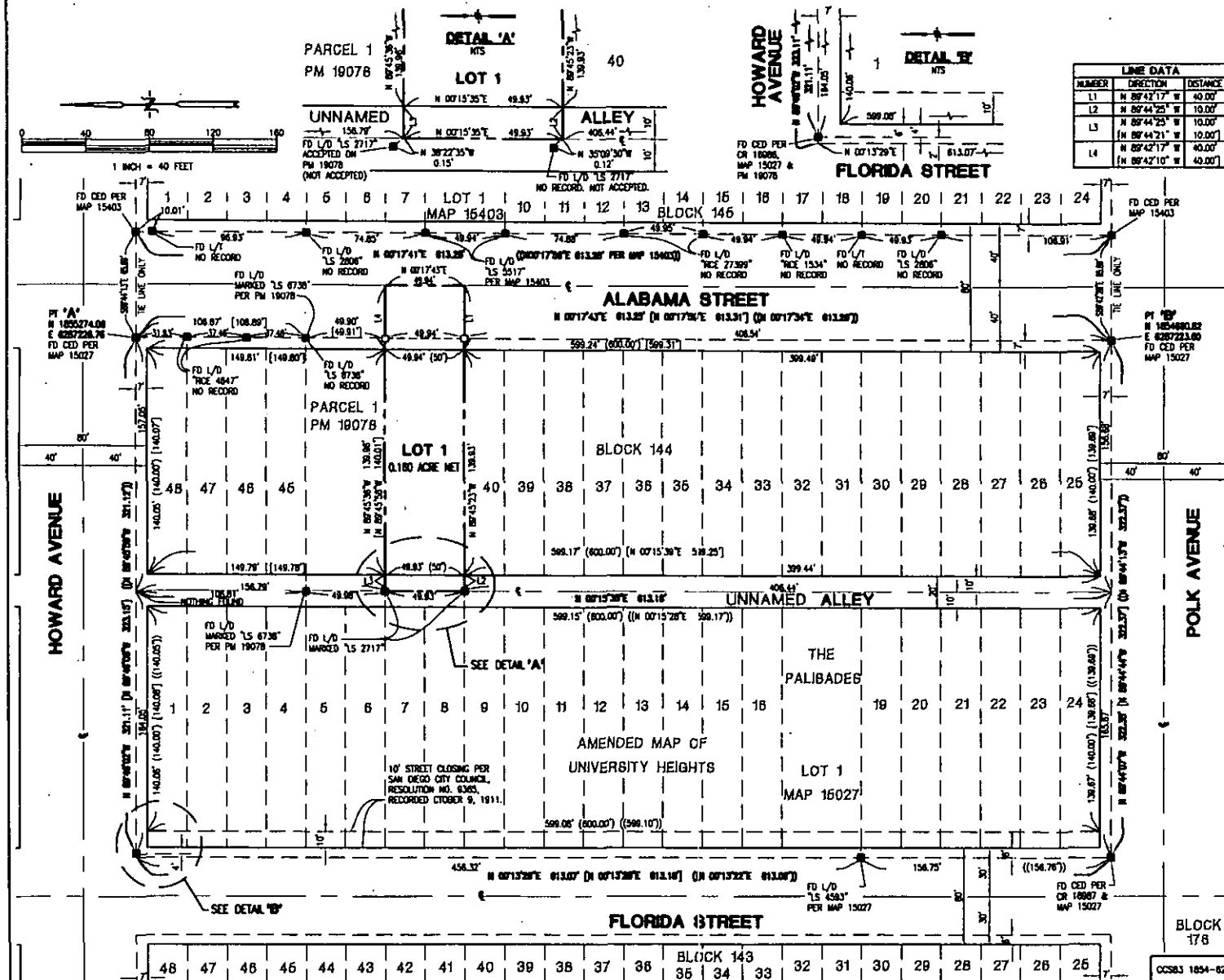
BY: _____
DEPUTY

FEE: \$10.00

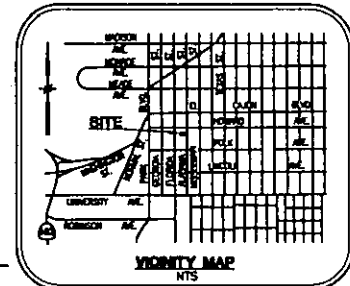
CCS83 1854-6285 LC 214-1725 TM 78500 PTS NO. 85895 JO 426049

000403

4170 ALABAMA STREET CONDOMINIUMS



NUMBER	DIRECTION	DISTANCE
L1	N 89°42'17" W	40.00'
L2	N 89°44'25" W	10.00'
L3	N 89°44'25" W	10.00'
L4	N 89°44'21" W	10.00'
L5	N 89°42'17" W	40.00'
L6	N 89°42'10" W	40.00'



LEGEND/ABBREVIATIONS

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET LEAD WITH DISK STAMPED "LS 5517"
- () INDICATES RECORD DATA PER AMENDED MAP OF UNIVERSITY HEIGHTS, BOOK 8, PAGE 36
- [] INDICATES RECORD DATA PER PARCEL MAP 19078
- (()) INDICATES RECORD DATA PER MAP 15027 OR AS NOTED
- CEC CITY ENGINEER'S DISK
- CR CORNER RECORD
- FD FOUND
- L/D LEAD WITH DISK
- PM PARCEL MAP
- PT POINT
- ROS RECORD OF SURVEY

BASES OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 10N, EPOCH 1983.00 AND WAS DETERMINED BY STATIC G.P.S. MEASUREMENTS TAKEN ON NOVEMBER 25, 2004 AT POINTS 'A' AND 'B' AS SHOWN HEREON. THE POINTS WERE ADJUSTED TO G.P.S. STATION 1052 AND G.P.S. STATION 1058 PER RECORD OF SURVEY NO. 14492.

BEARING PT 'A' TO PT 'B' IS S 00°17'43" W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT PT 'A' IS 0.9999910584.

GRID DISTANCE=GROUND DISTANCE×COMBINED SCALE FACTOR

NOTES

- TOTAL NUMBER OF LOTS IS 1
- TOTAL AREA = 9.485 SF (0.218 ACRE)
- ALL STREETS AND ALLEY DEDICATED PER AMENDED MAP OF UNIVERSITY HEIGHTS BY C.A. DYER/COURT IN BOOK 8, PAGE 36, (T) SED OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

